

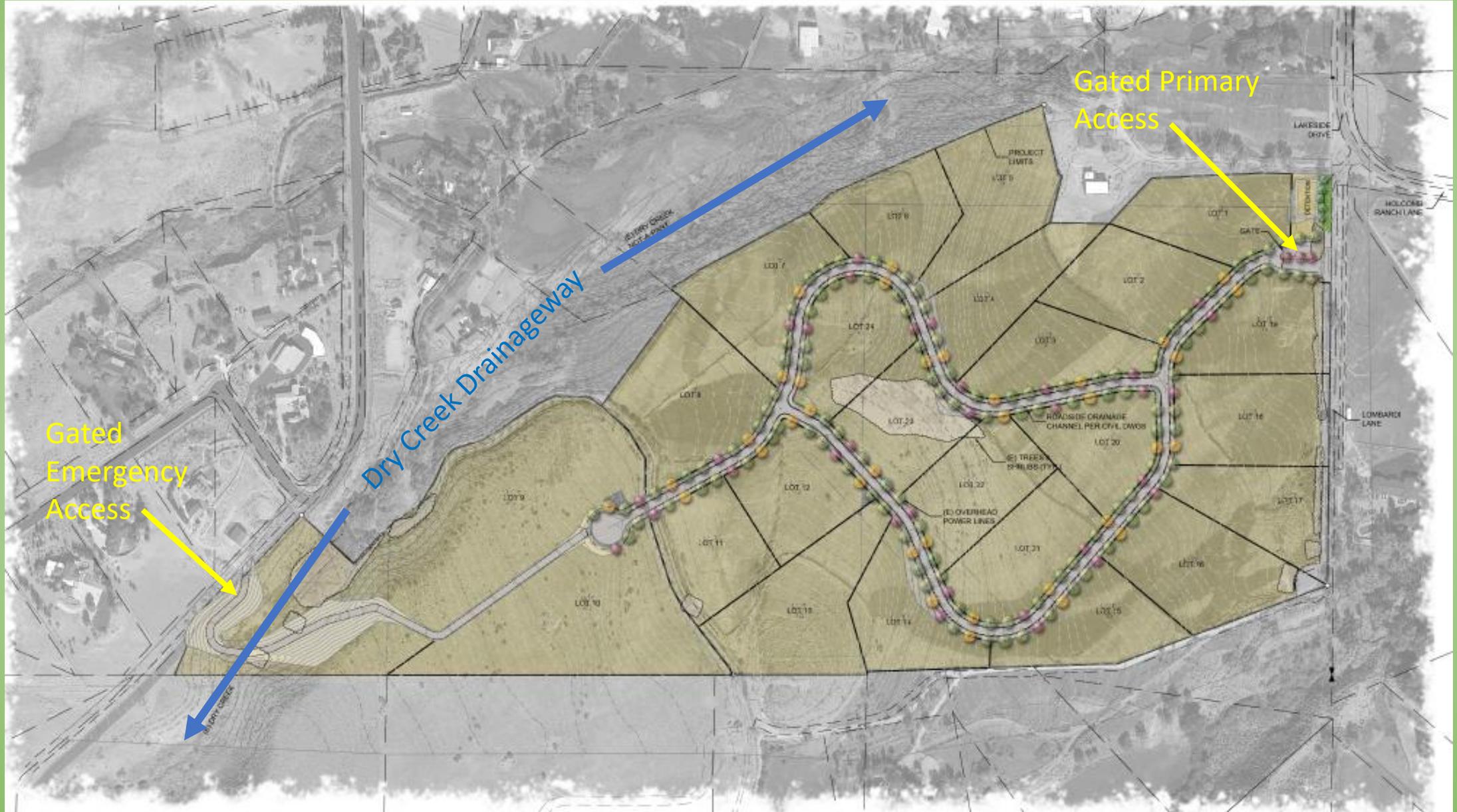
Lakeside Custom Lot Subdivision

WAC23-0005 – Amendment of Conditions

Washoe County Planning Commission Presentation

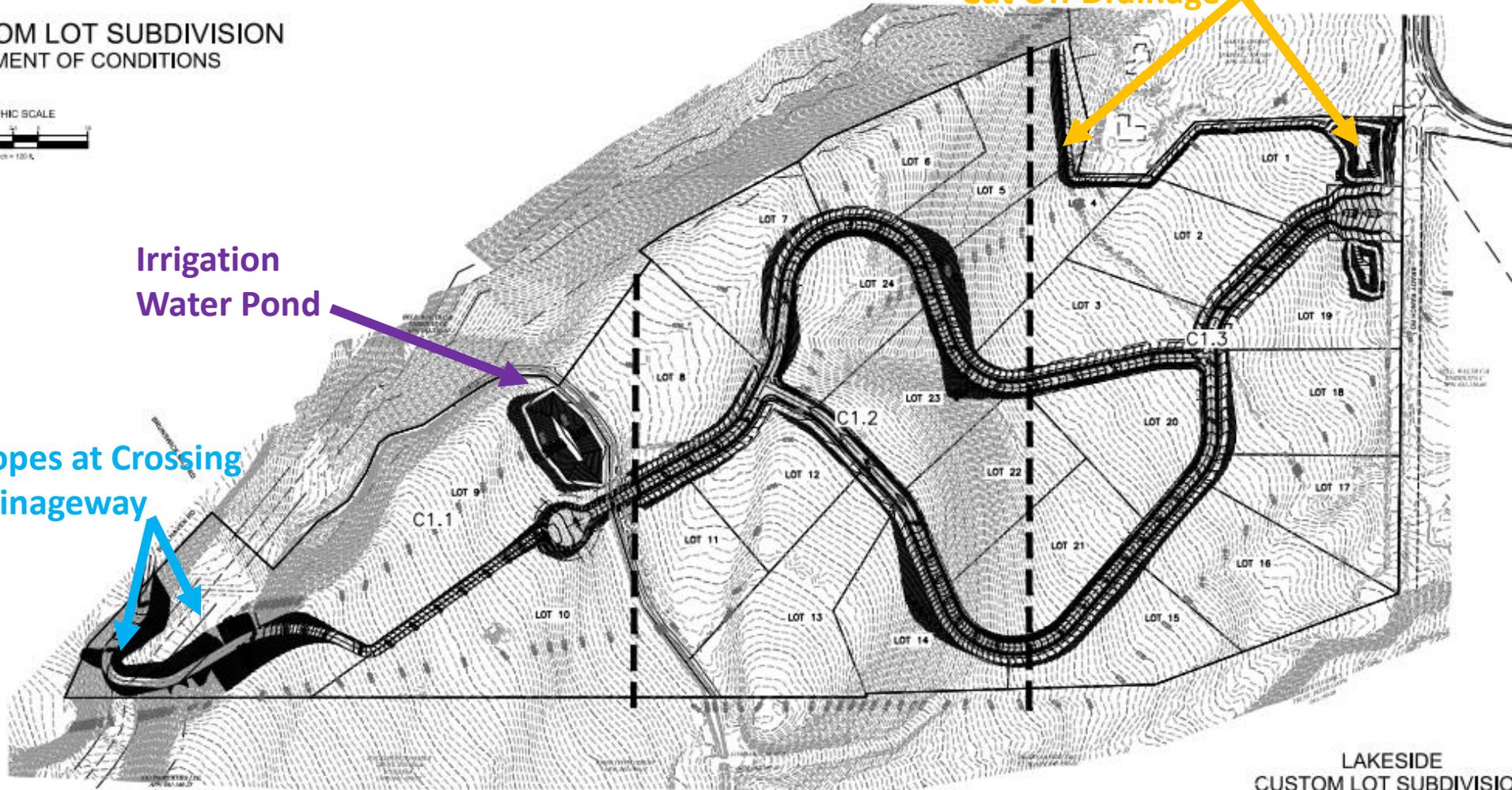
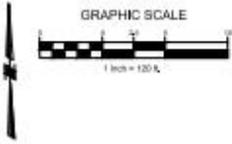
June 6, 2023

Approved Plan - 24 Lot Custom Home Subdivision



LAKESIDE

CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS



Irrigation
Water Pond

2:1 Slopes at Crossing
of Drainageway

Expanded Detention and
Cut Off Drainage

LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS

WASHOE COUNTY NEVADA

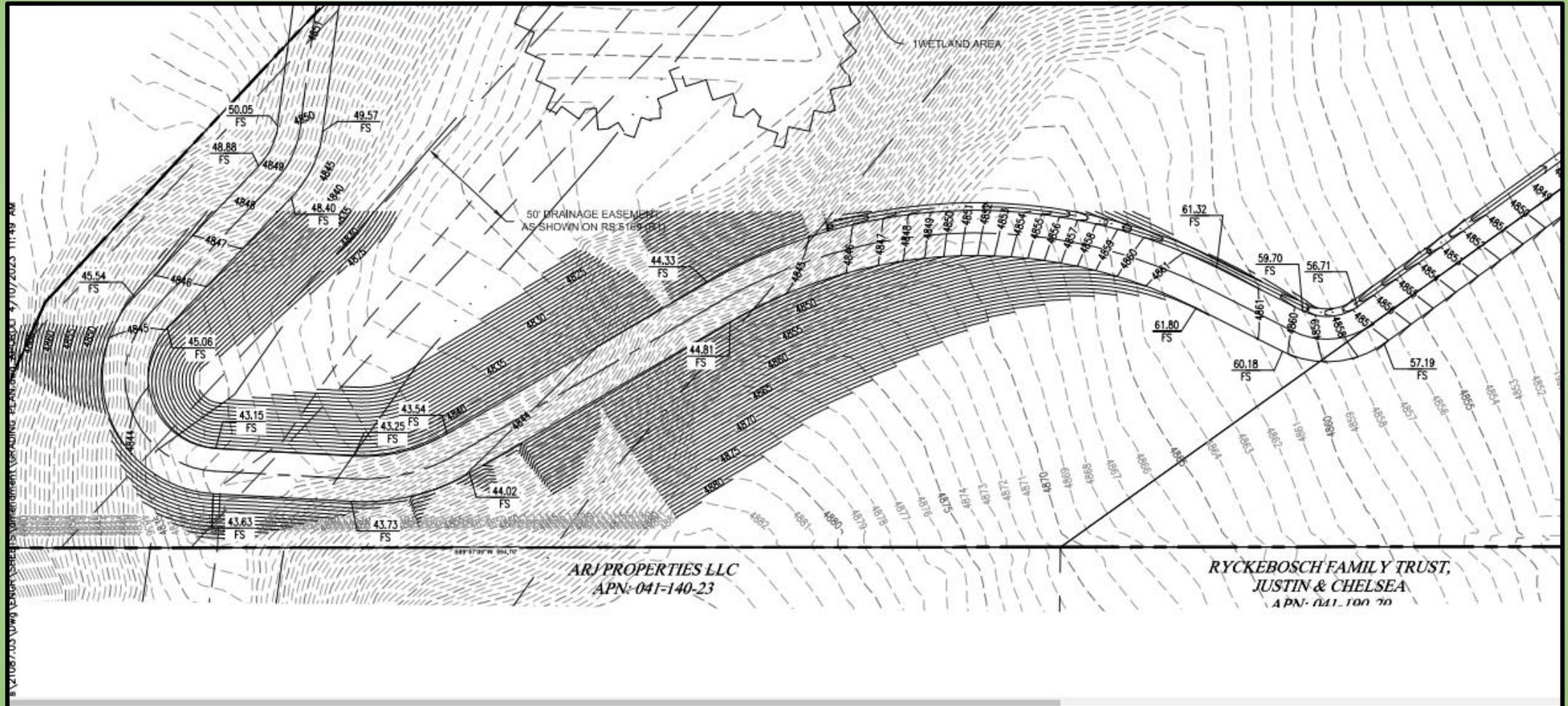


LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	72.8 AC
LOT AREA	66.53 AC
STREET RIGHT-OF-WAY AREA	3.84 AC
COMMON AREA	0.43 AC
GROSS DENSITY	60.34 S.U./AC
AVERAGE LOT SIZE	2.78 AC
LARGEST LOT SIZE	15.78 AC
SMALLEST LOT SIZE	2.00 AC



JOB NO: 21087.04 DATE: 4-10-2023

2:1 Slopes Through Drainageway for Emergency Access Road

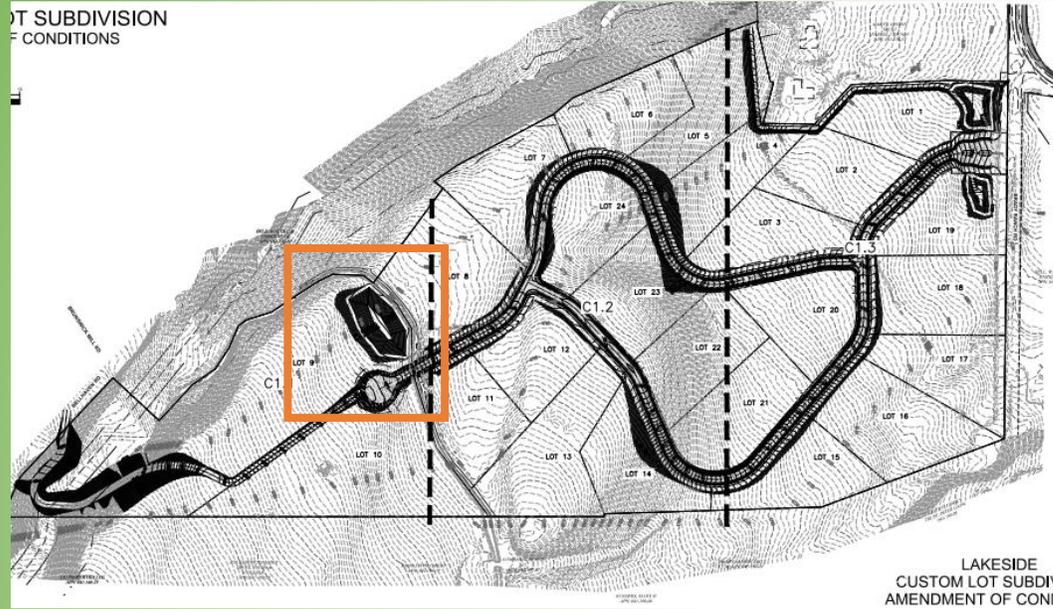


Why – This was identified in the previous application, but not specifically requested. We are making sure that this is appropriately covered. Minimizes grading impact on Drainageway.

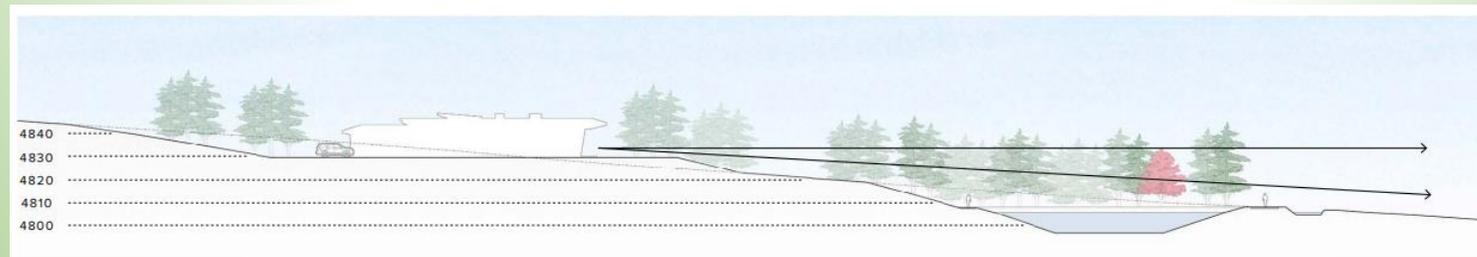
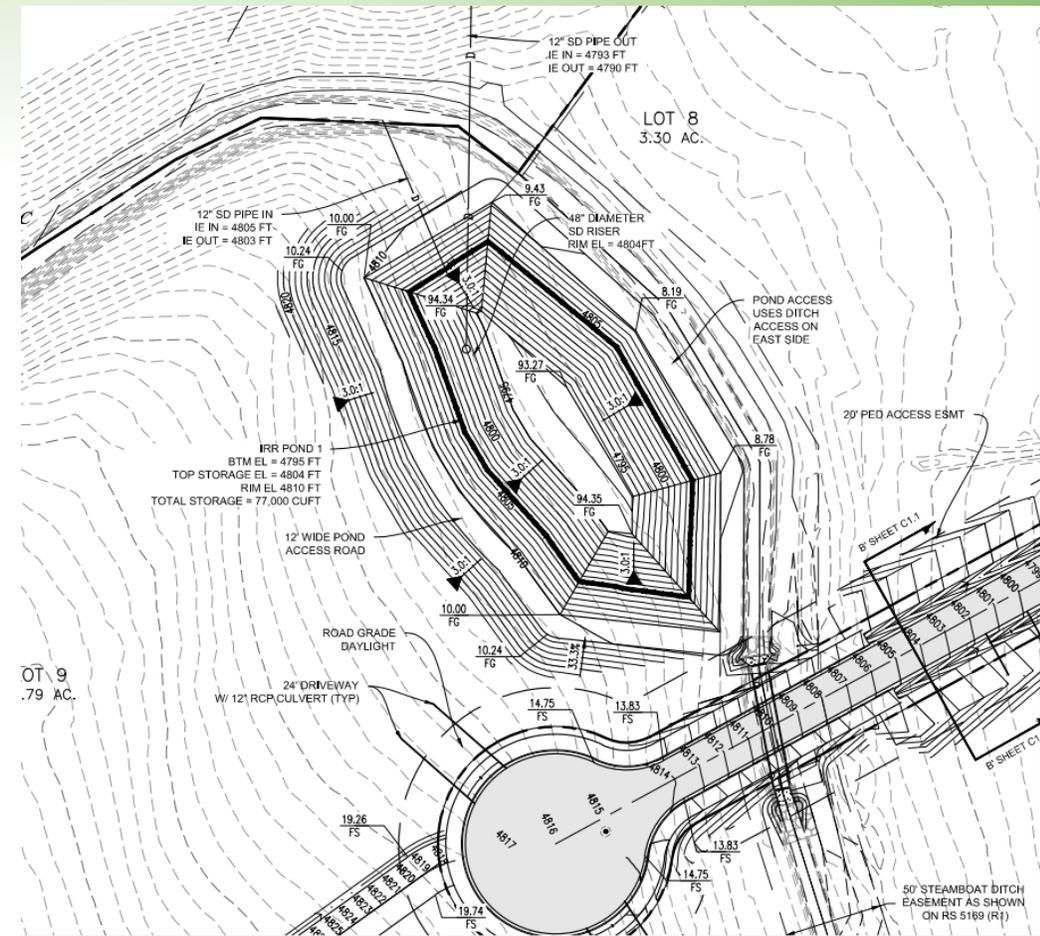
Agreement with Neighbors Regarding Irrigation Water

Irrigation water will be routed by an HOA owned system from the Steamboat Ditch to each individual lot in the project, as well as HOA landscape areas. Steamboat Ditch rights appurtenant to the property will remain with the property. Any portion of such rights conveyed with individual lots will be restricted to remain appurtenant to that respective lot.

Irrigation Water Pond

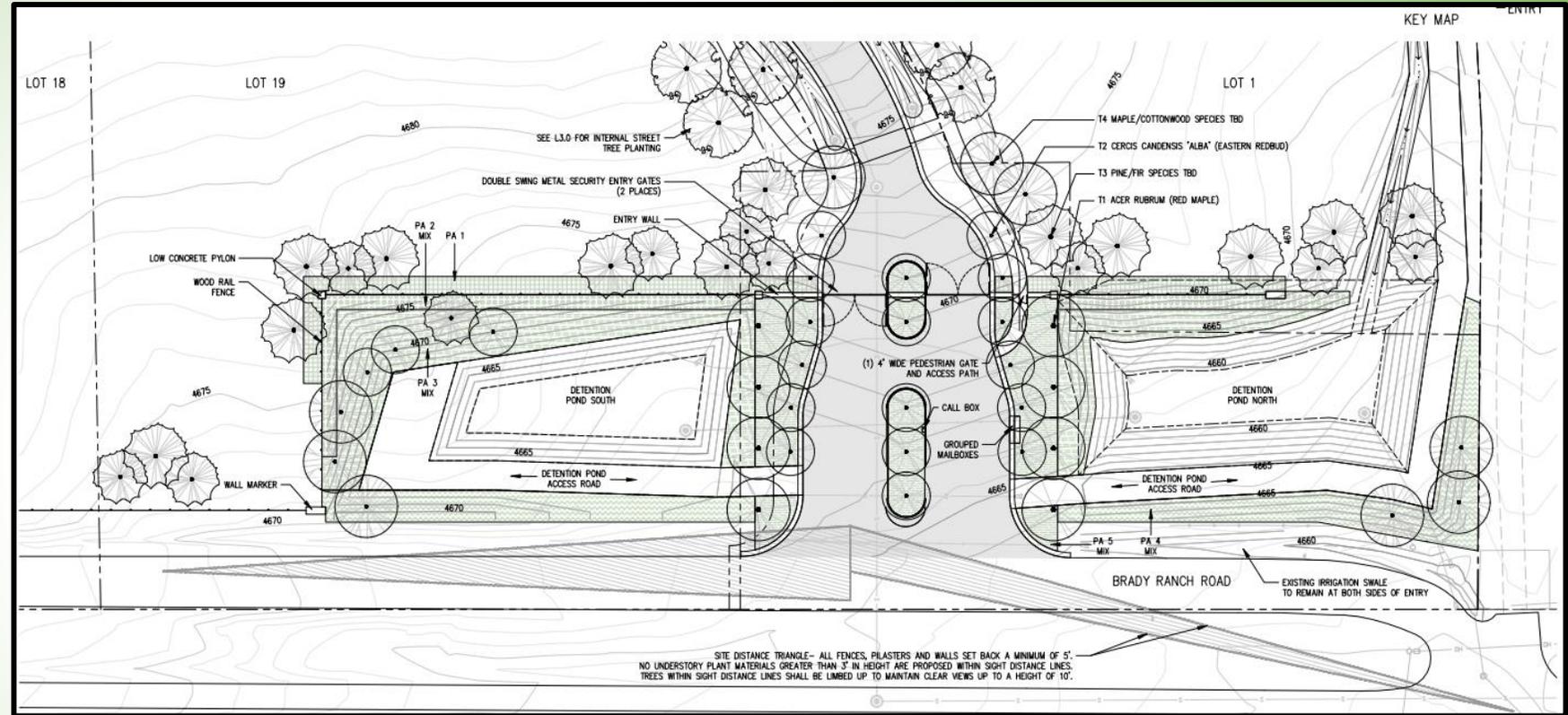
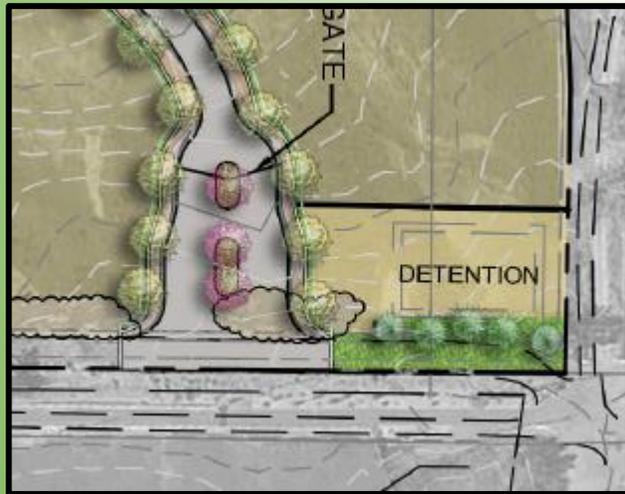


Irrigation Pond is anticipated to be in an easement on Lot 9 (a 10.79+/- acre lot).



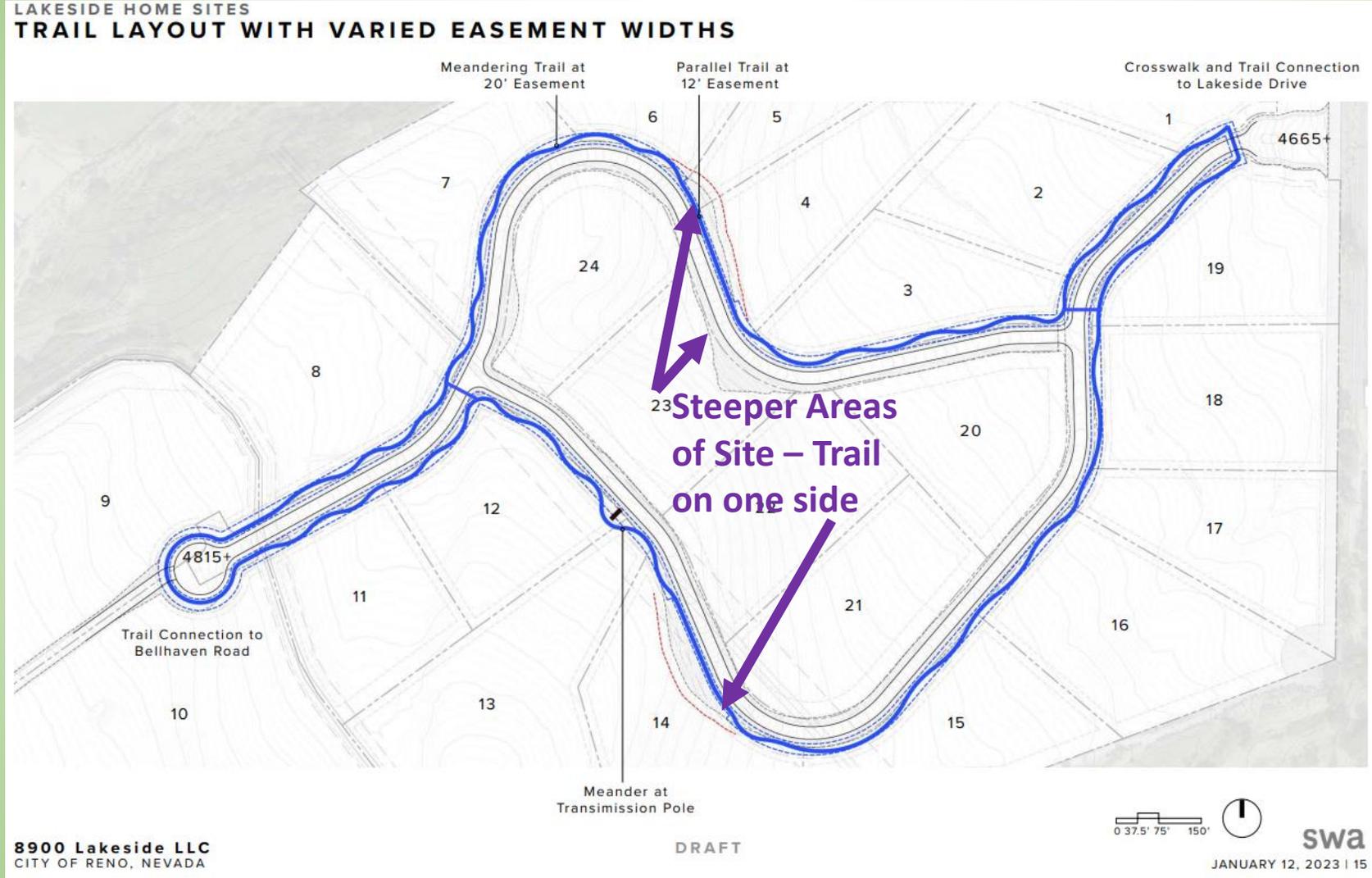
Why – Agreement with neighbors to minimize domestic water use within the subdivision due to aquifer concerns.

Enlarge Detention Basin(s) at Project Entry



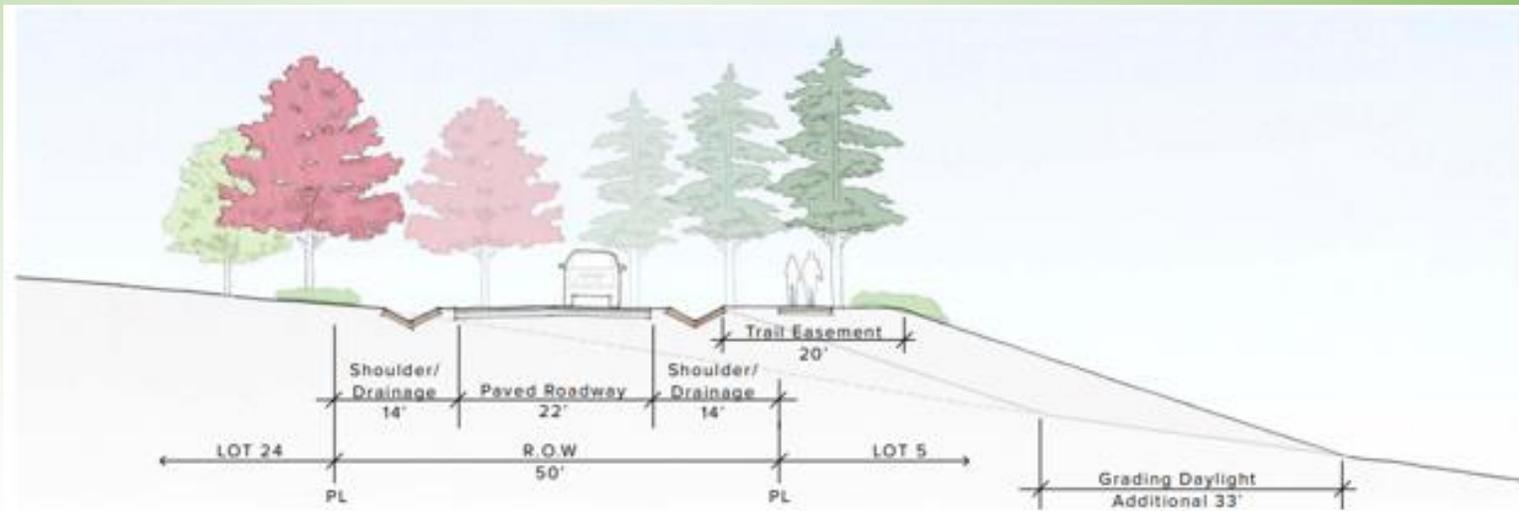
Why – Flooding that occurred toward the end of the winter proved that a larger detention system would benefit the existing stormwater runoff.

Pedestrian Paths

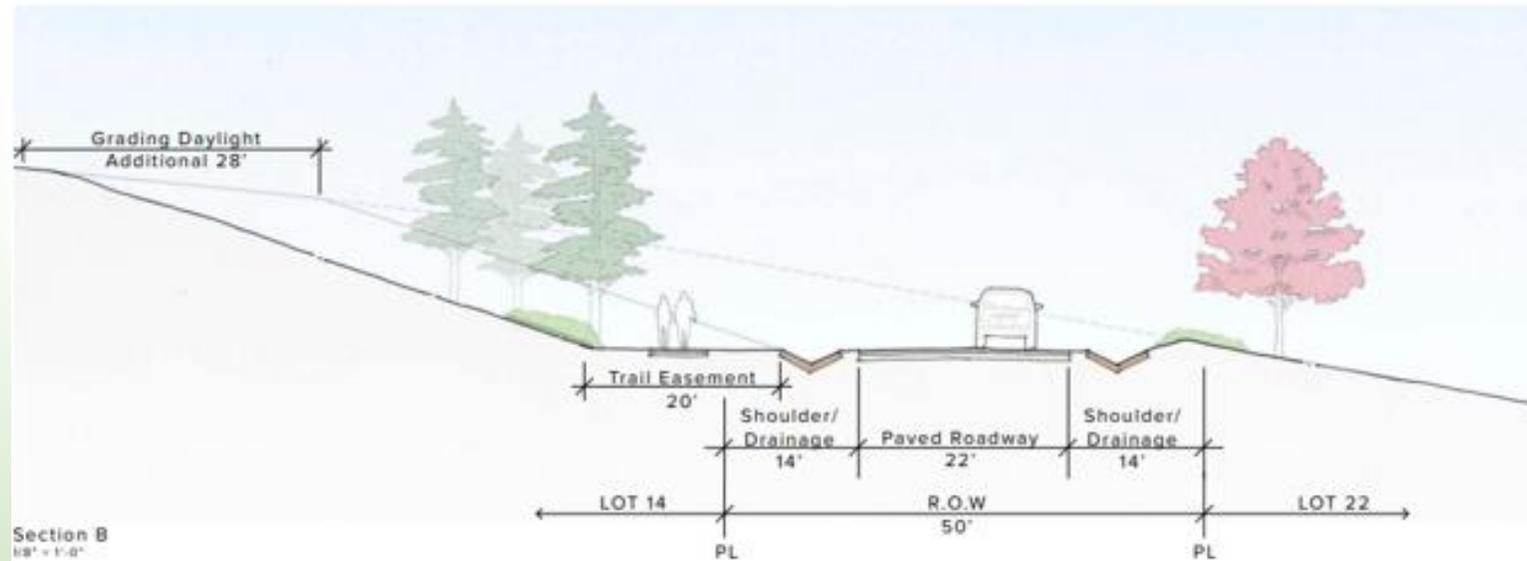


Why – Developers wanted to create a walking path amenity within the subdivision.

Pedestrian Paths



20' Trail Easement with Fill Condition



20' Trail Easement with Cut Condition

We believe that all of the proposed modifications bring positives to the approved subdivision.

The applicant and development team believe that all the legal findings can be made for this request.

We agree with the staff review, analysis and recommendation for approval.

Questions

Extra Slides for Questions, If Necessary

Legal Findings

(a) Consistency.

Response: As was the case with the November 1, 2022, approval the project remains consistent with these plans.

(b) Improvements.

Response: The identified improvements that are listed in this finding will be equally or better provided with the proposed amendment of conditions. Specifically, the inclusion of a pedestrian path along at least one side of each street within the subdivision is an improvement to the overall functionality of the streets. Additionally, well water usage will be lessened by the addition of the irrigation pond to serve irrigation water for all the lots and common areas within the subdivision. Finally, the upsizing of the project detention basins at the project entry and provision of a cut-off drainage swale will provide an improved drainage system benefiting the existing and future residents of the area.

(c) Site Suitability.

Response: The proposed amended grading represents disturbance to only +/-18.4% of the 72.8-acre site. This grading will provide pedestrian safety measures, an irrigation system that will use surface water rights rather than drawing from groundwater sources, as well as additional stormwater management facilities.

(d) Issuance Not Detrimental.

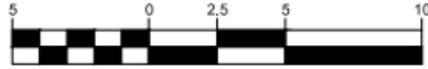
Response: The proposed additional grading will provide improved pedestrian safety than was originally proposed and provided on surrounding area streets, an irrigation system that will use surface water rights, and additional stormwater management to help mitigate stormwater runoff.

(e) Effect on a Military Installation.

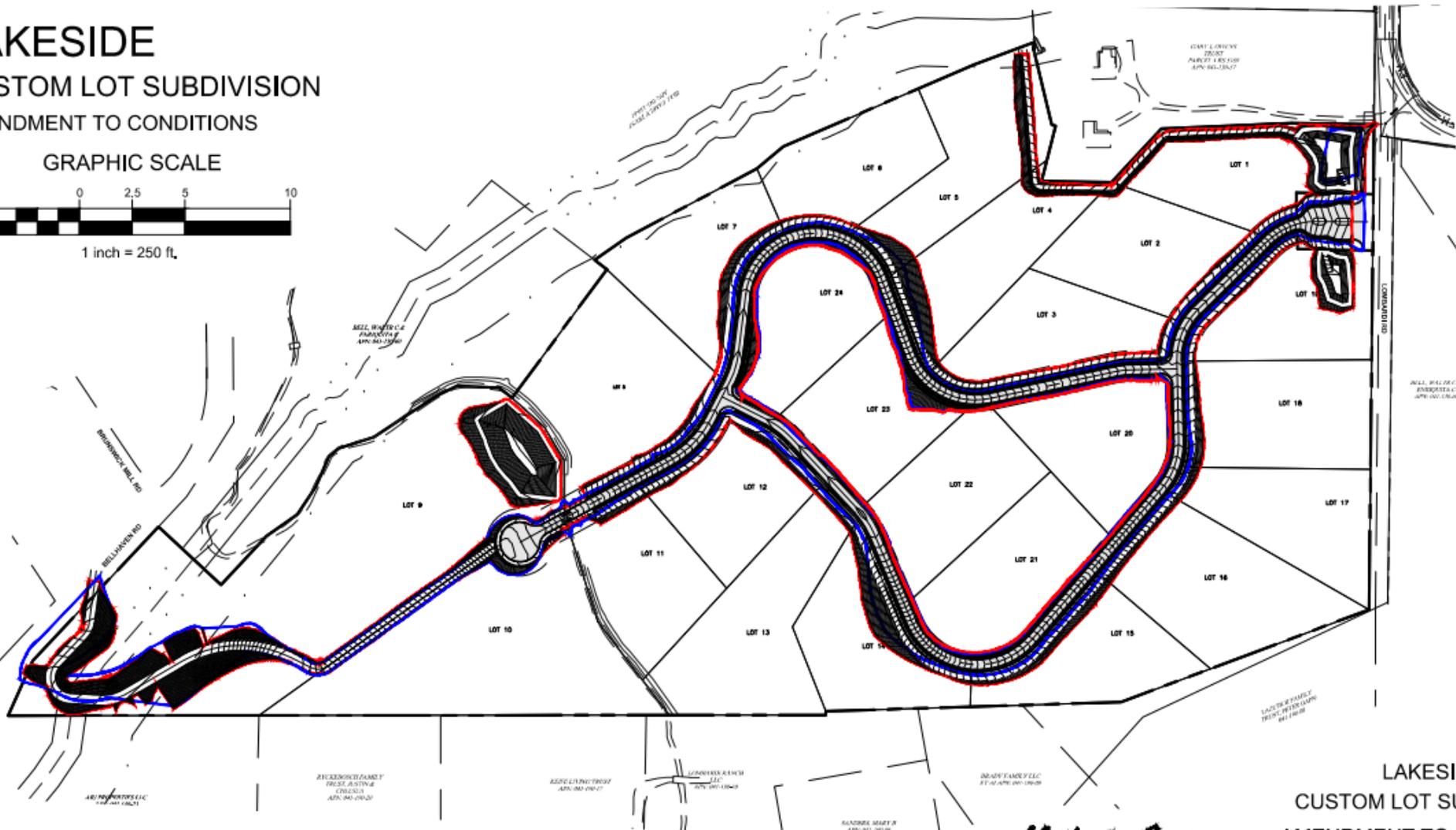
Response: There are no military installations within proximity to the subject property.

LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT TO CONDITIONS

GRAPHIC SCALE



1 inch = 250 ft.



■ ORIGINAL SURFACE BOUNDARY ±8.12 AC
■ UPDATED SURFACE BOUNDARY ±13.36 AC

Matthew K. Sutherland



4/10/2023

LAKESIDE
CUSTOM LOT SUBDIVISION
AMENDMENT TO CONDITIONS
GRADING COMPARISON
WASHOE COUNTY NEVADA



JOB NO: 21087.04 DATE: 4/10/2023

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Neighborhood Agreement Letter



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

October 31, 2022

VIA E-MAIL: jolander@washoecounty.org

Julee Olander
Washoe County Community Services
1001 E. Ninth St., Bldg A
Reno, NV 89512

RE: WTM21-013 (LAKESIDE CUSTOM LOT SUBDIVISION) - MEMORANDUM OF APPLICANT AGREEMENT WITH NEIGHBORS

Dear Julee,

The project applicant, 8900 Lakeside LLC, by and through its principals Roger Davidson and Adam Giordano, have had multiple meetings with neighbors who also represent others living in the immediate area. The meetings were productive and resulted in the following items that the applicant agrees to carry out to address neighborhood concerns.

1. Storm water will be collected from the private street in an open ditch method, per the Washoe County development regulations, and routed downward to a final detention area. This method allows storm water to have the maximum area and time to recharge the shallow aquifer.
2. Irrigation water will be routed by an HOA owned system from the Steamboat Ditch to each individual lot in the project, as well as HOA landscape areas. Steamboat Ditch rights appurtenant to the property will remain with the property. Any portion of such rights conveyed with individual lots will be restricted to remain appurtenant to that respective lot.
3. Domestic water wells will be completed and screened in the deeper alluvial aquifer as shown and explained in our hydrological report. No water will be directly withdrawn from the upper shallow aquifer.
4. The CC&Rs will require all domestic wells to have meters installed and maintained. Water consumption from each well will be limited to 1800 gallons per day. The HOA will keep a log of annual meter readings that will be available to the public upon request to the HOA.
5. The intersection at Lakeside / Holcomb Ranch Road will be configured and aligned to the requirements given by NDOT. There will not be multiple entries or exits at that corner, the existing will be consolidated per the NDOT plan.
6. Landscaping will be in accordance with Washoe County water use regulations. The final landscape plan will take into account the ground conditions and availability of irrigation water.
7. Sanitary sewer will serve all lots, including those above the Steamboat Ditch.
8. An emergency exit to Bellhaven will be normally gated, and its use restricted to situations requiring immediate access to Bellhaven, particularly in the event of an area wildfire. There will be no connecting walking path via this emergency exit. This exit, mandated by Washoe County, will be constructed with all required permits from authorities having jurisdiction.
9. The Irrigation Ditch on the east side of the project will be improved to facilitate efficient water flow, including a properly sized reinforced concrete culvert at the project street entry. Other than irrigation tailwater, no routing of

runoff from any lot will be allowed to enter it. CCRs will prevent any future homeowner from encroaching on or interfering with the ditch or easement.

We believe the above items, which go beyond county and state requirements, address the primary concerns previously expressed. In the best interest of the both the neighbors and the applicant, we ask that these be memorialized with the project approval.

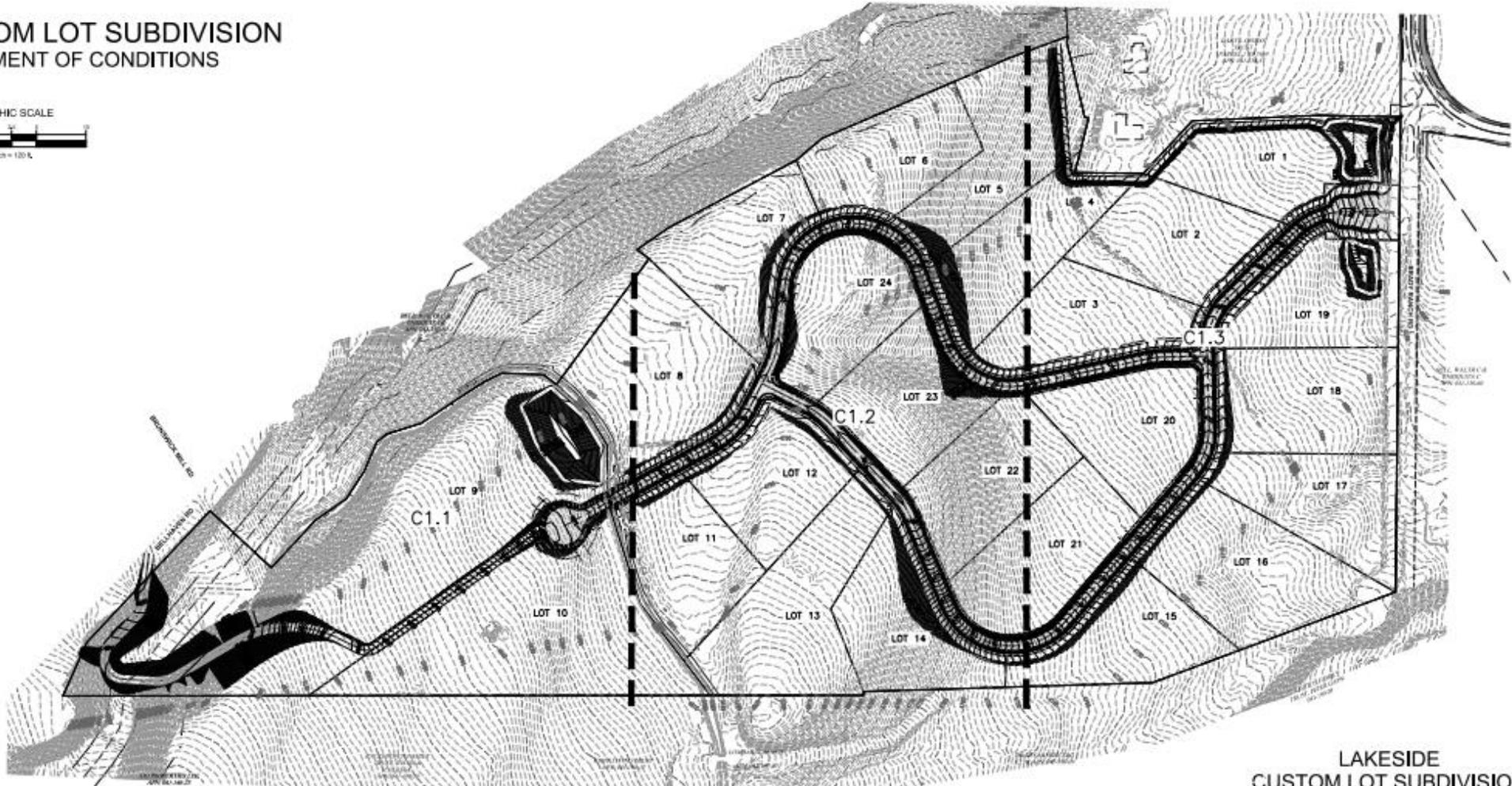
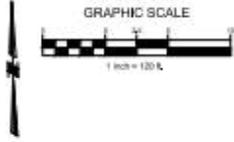
Please feel free to contact me if you have any questions.

Sincerely,

R. David Snelgrove, AICP
Planning & Right-of-Way Manager

LAKESIDE

CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS



LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS

WASHOE COUNTY NEVADA



JOB NO: 21087.04 DATE: 4-10-2023

SHEET C1.0 OF 4



LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	73.8 AC
LOT AREA	66.53 AC
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GRADING NOTES

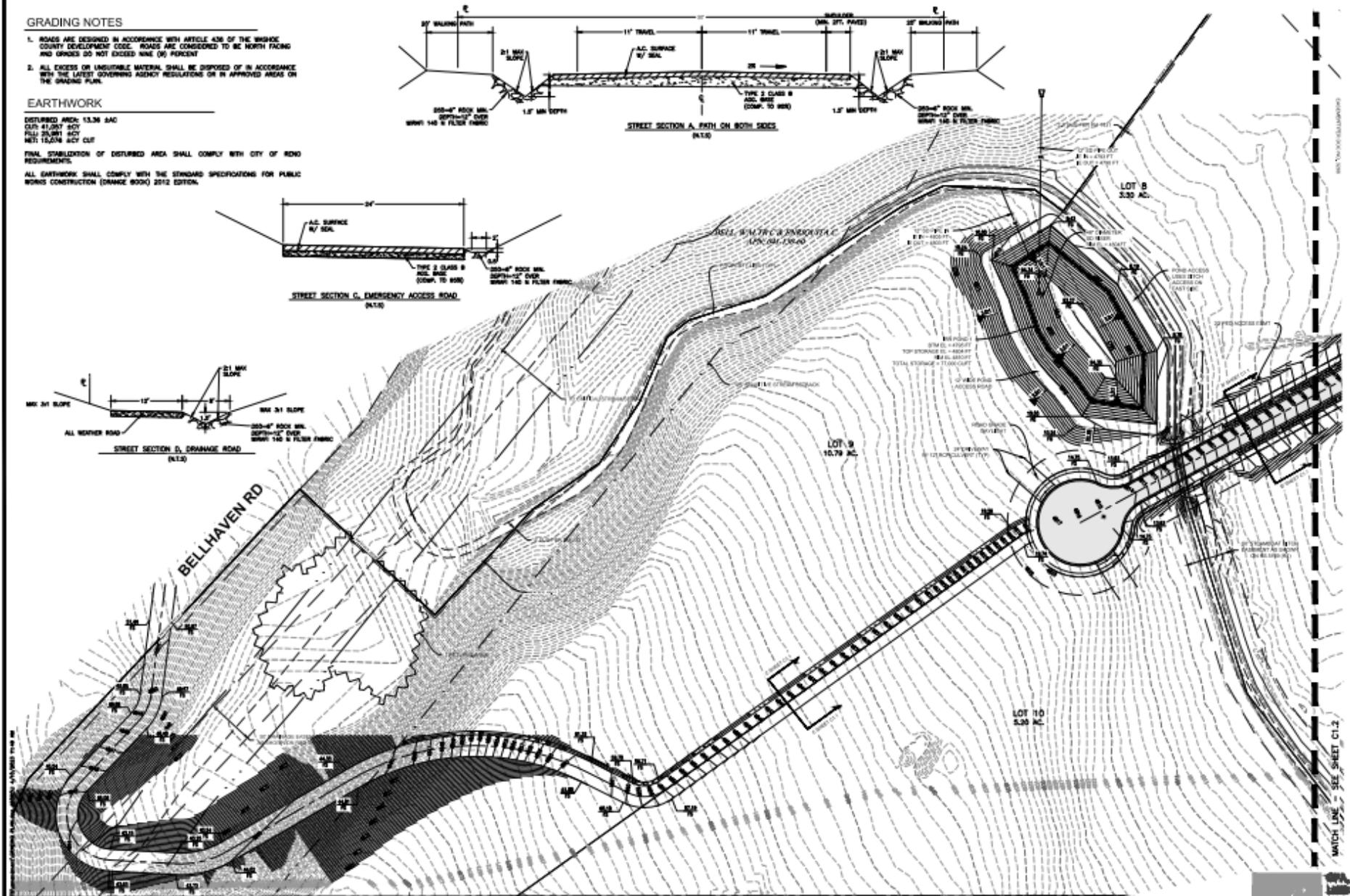
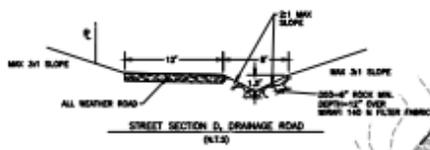
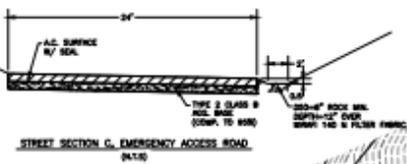
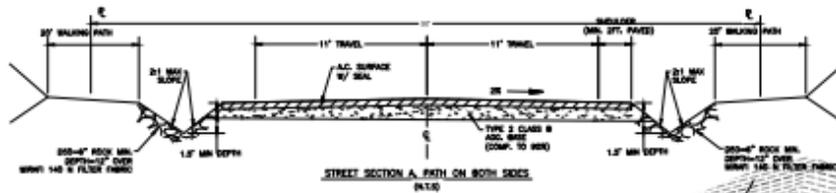
1. ROADS ARE DESIGNED IN ACCORDANCE WITH ARTICLE 4.36 OF THE WASHOE COUNTY DEVELOPMENT CODE. ROADS ARE CONSIDERED TO BE NORTH FACING AND GRADIES DO NOT EXCEED NINE (9) PERCENT.
2. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.

EARTHWORK

DISTURBED AREA: 13.36 AC
 CUT: 41,007 CY
 FILL: 25,001 CY
 NET: 15,974 CY CUT

FINAL STABILIZATION OF DISTURBED AREA SHALL COMPLY WITH CITY OF RENO REQUIREMENTS.

ALL EARTHWORK SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (DRAINAGE BOOK) 2012 EDITION.



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS HEREBY ADVISED THAT THE EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR UNAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD THROUGHOUT CONSTRUCTION IF IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

AS/PROPERTIES LLC (176-097140-27)

AS/PROPERTIES LLC
(176-097140-27)

RYCKENBACH FAMILY TRUST
JUSTIN & CHELSEA
(176-097140-27)

**LAKESIDE
CUSTOM LOT SUBDIVISION
GRADING PLAN**

WASHOE COUNTY NEVADA

AS/PROPERTIES LLC
176-097140-27
176-097140-27
176-097140-27
176-097140-27

JOB NO: 21087.04 DATE: 4-10-2023

MATCH LINE - SEE SHEET C1.3

LOT 5
2.62 AC.

LOT 4
2.23 AC.

LOT 22
2.21 AC.

LOT 21
2.33 AC.

LOT 6
2.62 AC.

LOT 23
2.60 AC.

LOT 14
2.40 AC.

LOT 24
3.00 AC.

LOT 11
2.55 AC.

LOT 7
2.23 AC.

LOT 12
2.32 AC.

LOT 8
3.30 AC.

LOT 13
2.56 AC.

MATCH LINE - SEE SHEET C1.1



CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND RECORDS IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE CONDITIONS PRIOR TO BEGINNING OF THE PROJECT. POINTS OF CONNECTION AND IS AREAS OF POSSIBLE CONFLICT BETWEEN THE CONTRACTOR AND ANY UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PRIOR TO BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY OR REVEAL ALL UTILITIES UTILIZED AND REVEALED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT.

4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITHIN THE PUBLIC WARE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF THE PROJECT.

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LAKESIDE
CUSTOM LOT SUBDIVISION
GRADING PLAN
WASHOE COUNTY NEVADA

W.A. HUNSBARGER
REGISTERED PROFESSIONAL ENGINEER
NO. 20024
CIVIL
1000 S. WASHINGTON AVENUE
SPRINGFIELD, NEVADA 89501
702-895-1111

JOB NO: 21087.04 DATE: 4-10-2023

